



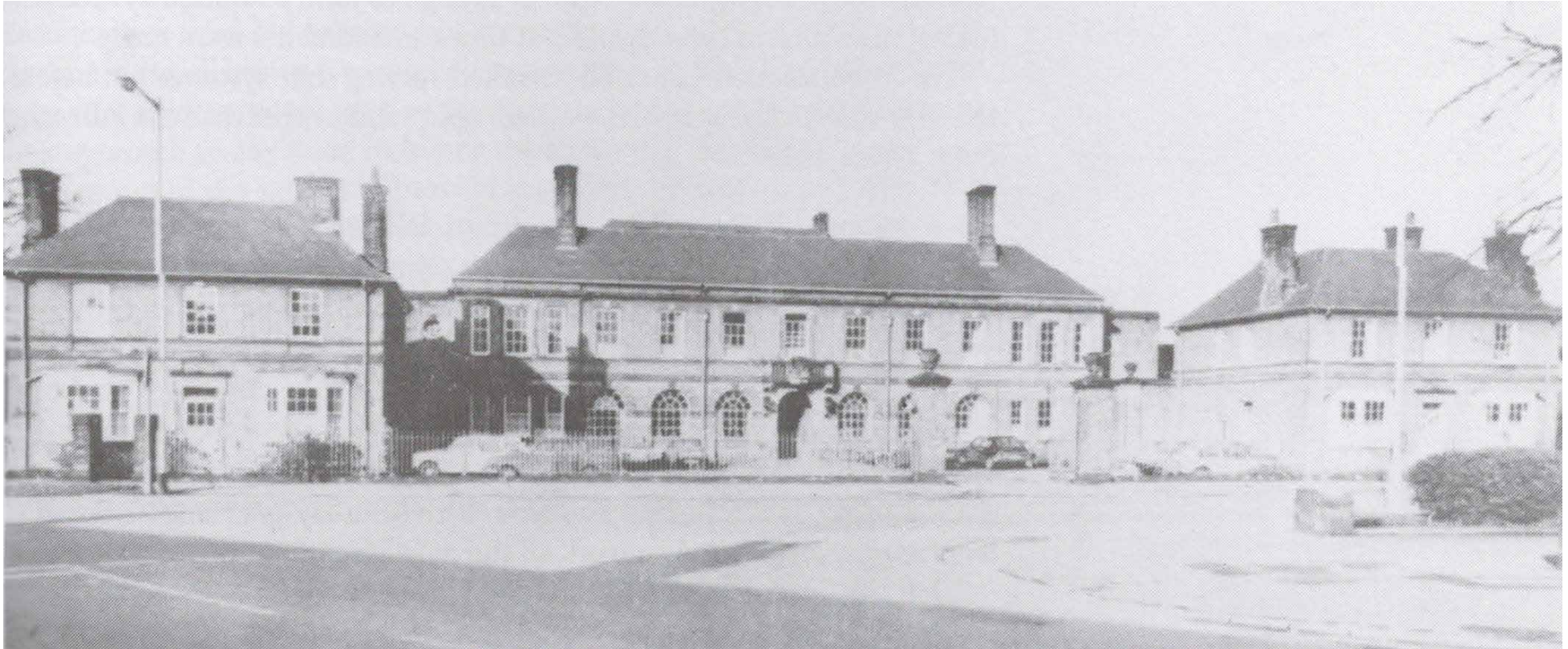




*A remarkable collection of highly individual apartments and houses,
including a limited number of architecturally complementary new homes,
in a superb luxury gated location close to the centre of the elegant spa town of Harrogate.*

Exceptional & exclusive... It's what you deserve.

THE HISTORY



The Harrogate Police Station is a Grade II listed building designed in 1927 by the West Riding County Architect, Percy Oates Platts.

The recognisable, historical 'Queen Anne Revival' style building was built for the Claro Division of Police and the force occupied the premises in March 1930. With its particularly impressive facade this building has an architectural formality and 'gravitas', befitting of its former purpose.

The station was occupied by Harrogate Police up until 2012, when the Police relocated to a brand new, state of the art headquarters further out of town, thus opening up this impressive building to a possible conversion project.

The development team are delighted to secure the future of this fascinating building and are proud to be playing a part in helping the development grow into the modern era.



Members of Harrogate Division who were drivers of the Personnel Carriers utilised at the Great Yorkshire Show for many years.

UNRIVALLED QUALITY OF LIFE



Harrogate is a vibrant town in Yorkshire with a great deal to offer. It's famous for its spa town status where you can unwind at the luxurious Turkish Baths or enjoy a day shopping at many of the diverse shops within the town. The Royal Hall (pictured right) is a stunning Edwardian theatre and attracts world-class events from classical music and comedy to popular music.



This elegant stone viaduct over the River Nidd in Knaresborough (pictured below) was completed in 1851 and built to carry a branch of the Leeds & Thirsk Railway.





The Old Police Station is within walking distance of Harrogate's finest shops, boutiques and restaurants. From Jamie Oliver's Italian, to the famed Betty's Café Tea Rooms. RHS Garden Harlow Carr and The Stray (some 200 acres of beautiful open space close to the centre of town), are all especially convenient for family trips. Harrogate is also well situated for adventures to the Yorkshire Dales and North York Moors where there are many places of historic interest to visit.



EXCLUSIVE LIFESTYLE



The development team behind The Old Police Station has a vision of restoring iconic listed buildings back to their former glory. The interior specification is no exception with beautiful internal oak doors, clean lines and a contemporary colour palette creating an ambience that is both stylish and sophisticated.



Our vision is to create a luxury living environment which will be one of the most prestigious addresses in the centre of Harrogate. We recognise that many of our buyers will be seeking the finest quality of fittings for their new home and this is reflected in the hand made state of the art kitchens designed by Clarity Arts. All the stunning kitchens come with contemporary fixtures, fittings and Siemens appliances.



Images shown on both pages are indicative of the kitchen and work tops.



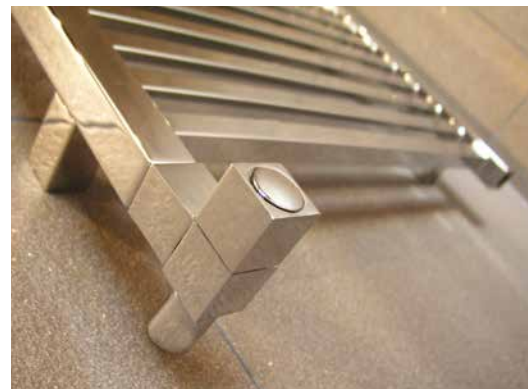
EXQUISITE LUXURY



The Old Police Station apartments & houses have carefully retained period features, with all the benefits of 21st Century living.

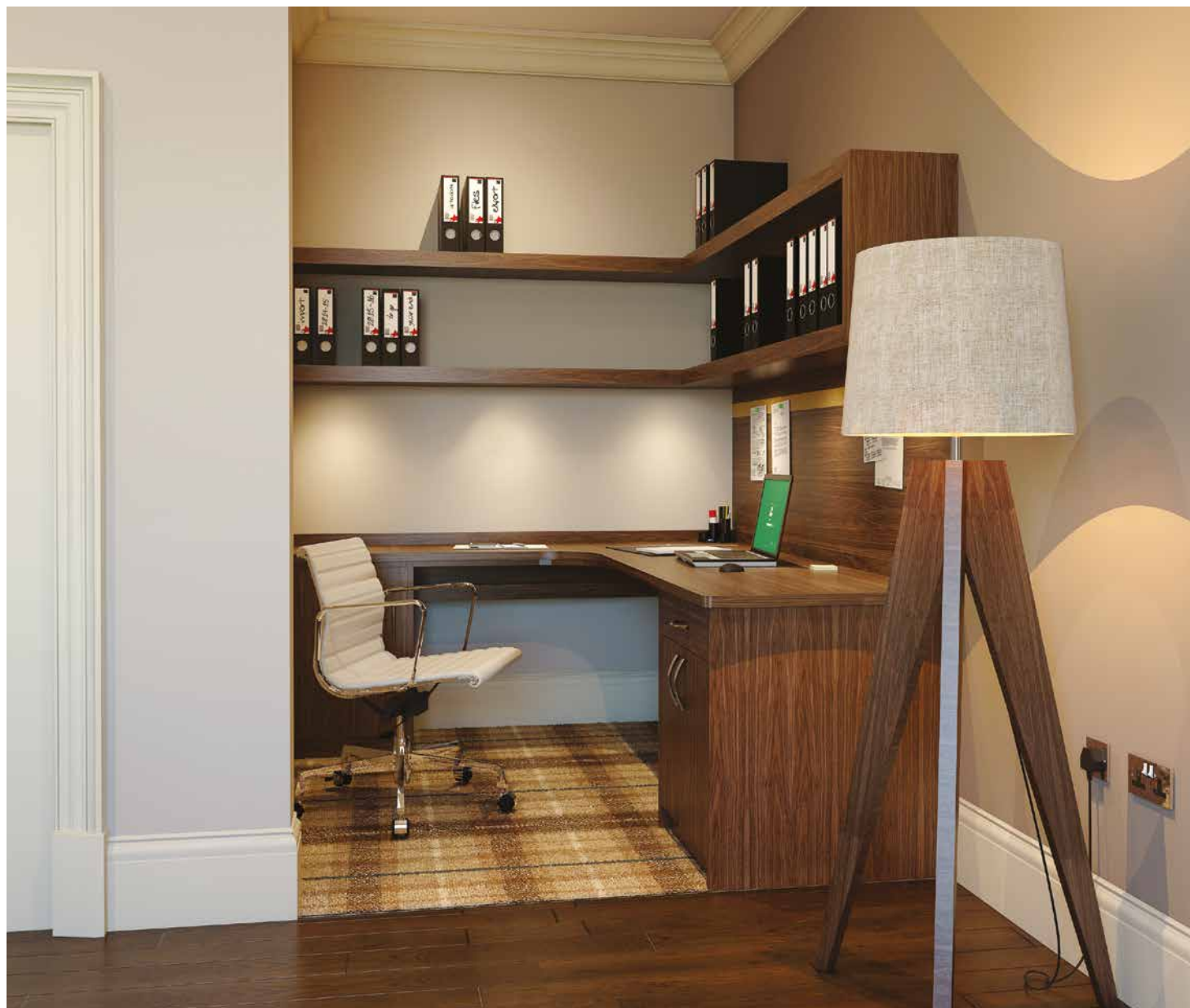


Specified with the finest materials the designers have sought to achieve a contemporary finish to the bathrooms. The Villeroy & Boch sanitaryware in all bathrooms includes wall hung toilets with concealed cisterns and ceramic tiled floors with underfloor heating.



Images show indicative specification of the bathrooms.





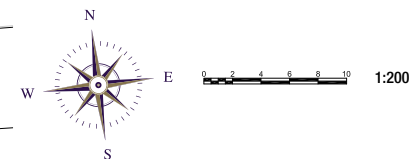
A remarkable collection of highly individual apartments and houses including a limited number of architecturally complementary new homes – all with secure parking.



SITE PLAN PHASE 1, 2 & 3



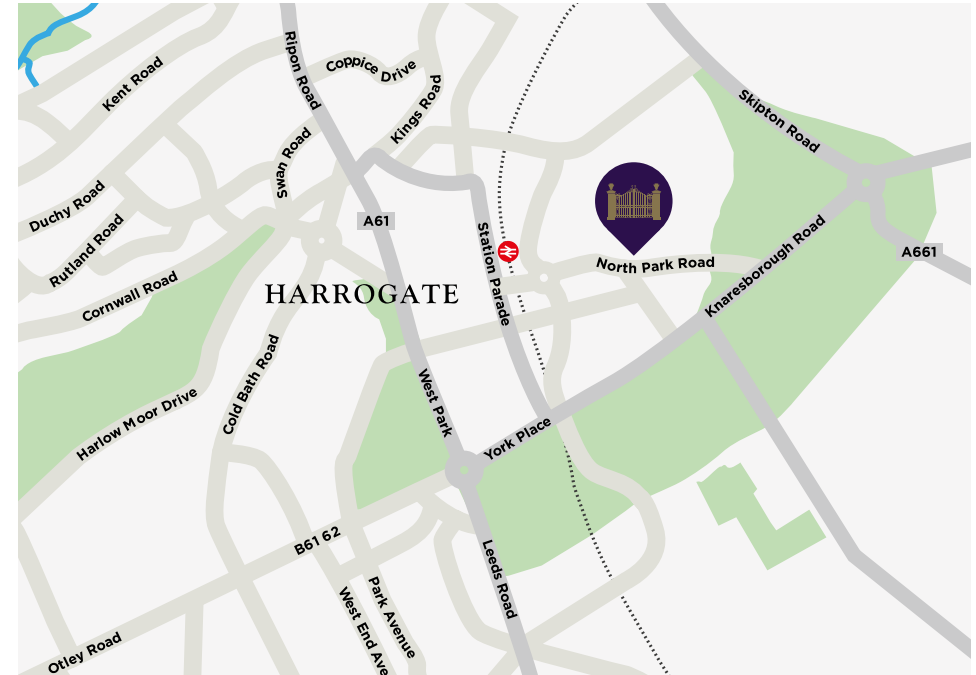
- | | | |
|---|-----------|---------------------|
| ① | House | |
| ② | Apartment | G Floor |
| ③ | Apartment | 1st Floor |
| ④ | Apartment | G Floor |
| ⑤ | Apartment | 1st Floor (phase 2) |
| ⑥ | Apartment | 1st Floor (phase 2) |
| ⑦ | Apartment | G Floor (phase 2) |
| ⑧ | Apartment | G Floor (phase 2) |
| ⑨ | House | |
| ⑩ | Apartment | 1st Floor (phase 2) |
| ⑪ | Apartment | G Floor (phase 2) |
| ⑫ | Apartment | 1st Floor (phase 2) |
| ⑬ | Apartment | G Floor (phase 2) |
| ⑭ | Apartment | 1st Floor (phase 2) |
| ⑮ | Apartment | 1st Floor (phase 2) |
| ⑯ | Apartment | G Floor |
| ⑰ | Apartment | 1st Floor (phase 2) |
| ⑱ | Apartment | G Floor |
| ⑲ | House | |
| ⑳ | House | |
| ㉑ | House | (phase 3) |
| ㉒ | House | (phase 3) |
| ㉓ | House | (phase 3) |
| ㉔ | House | (phase 3) |
| ㉕ | House | (phase 3) |





STUNNING LOCATION

Harrogate has great rail links to London, Leeds, York, Edinburgh and Manchester, as well as good road networks to the surrounding areas. For journeys further afield, Leeds/Bradford International Airport is 13.4 miles away.



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CREATING QUALITY HOMES IN HARROGATE:
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